

## NOTICE OF RIGHT TO CANCEL SALES CONTRACT

Condominium Project: \_\_\_\_\_  
Registration No.: \_\_\_\_\_ Effective Date of Developer's Public Report: \_\_\_\_\_

- A. I have signed a sales contract for Unit No. \_\_\_\_\_ in the condominium project described above.
- B. I understand that I have a right under Hawaii law to cancel my sales contract up to midnight on the thirtieth (30th) day after the developer has delivered to me:
1. The Developer's Public Report with an effective date issued by the Real Estate Commission, which includes the project's recorded declaration and bylaws, house rules (if any), a letter-sized copy of the condominium map,\* and any amendments to the report or the project's documents; and
  2. This Notice of Right to Cancel Sales Contract.
- C. If I cancel my sales contract, I understand that I will be entitled to the refund of any down payment or deposit that I have made, less any escrow cancellation fee and other costs, up to \$250. If I decide to cancel, I understand that I may do so by notifying the developer in writing by: (a) personal delivery; (b) registered or certified mail with adequate postage, at the following address: \_\_\_\_\_; or (c) facsimile (fax) transmission at the following fax number: \_\_\_\_\_. My written cancellation may be any written statement signed and dated by me that states my decision to cancel my sales contract, or I may use this Notice by checking the appropriate box, signing and dating this Notice and returning it to the developer.
- E. I understand that if I do not cancel my sales contract by the deadline described in Section B above, or if I close the purchase of the unit before the deadline described in Section B above, I will be considered to have waived my right to cancel my sales contract under Hawaii law. I also understand that I can waive my right to cancel my sales contract under Hawaii law by checking the appropriate box below, signing and dating this Notice and returning it to the developer.
- F. If I have received this Notice of Right to Cancel Sales Contract more than six (6) months after the date I received the Developer's Public Report, I understand that the developer is required to either resend me a copy of the report and any amendments to it, or to make the documents available on a publicly accessible website. If this applies to me, I would like delivery as follows (*check one*):

- \_\_\_\_\_ Mail them to me at my address on the sales contract.  
\_\_\_\_\_ I will view them on the website at \_\_\_\_\_.  
\_\_\_\_\_ (*insert web address*)  
\_\_\_\_\_ I received them at the same time I received this Notice of Right to Cancel Sales Contract.

☐ **I HAVE RECEIVED AND READ THIS NOTICE, I HAVE HAD AN OPPORTUNITY TO READ THE DEVELOPER'S PUBLIC REPORT, I UNDERSTAND THE DEVELOPER'S PUBLIC REPORT, AND (*check one or none of the following*):**

- ☐ **I WAIVE MY RIGHT UNDER HAWAII LAW TO CANCEL MY SALES CONTRACT.**
- ☐ **I EXERCISE MY RIGHT UNDER HAWAII LAW TO CANCEL MY SALES CONTRACT.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\* If it is impractical to include a letter-sized map, the developer must provide written notice of an opportunity to examine the map.

*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.*